



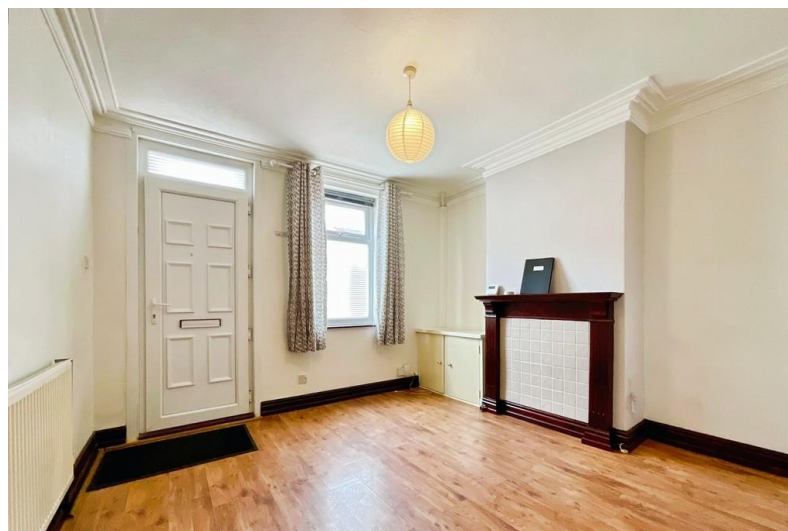
## 17 Alexandra Terrace

Lincoln, LN1 1JF

**£800 pcm**

### **ON STREET PERMIT PARKING**

The property briefly comprises of a spacious Lounge, Dining Kitchen and Utility Room. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and a Shower Room. To the rear there is a raised garden with a decked seating area.



## Alexandra Terrace, Lincoln, LN1 1JF

### LOCATION

Alexandra Terrace is situated in the vibrant West End of Lincoln. This area is known for its blend of period charm and modern convenience. The property is within walking distance of the University of Lincoln, making it ideal for students and professionals alike. Local amenities include a range of independent shops, cafés, and restaurants, as well as supermarkets such as Co-op and Sainsbury's Local. Public transport links are readily available, providing easy access to the city centre and beyond. The picturesque Lincoln Cathedral Quarter and Uphill Lincoln are also nearby, offering a mix of cultural attractions and green spaces.

### ACCOMMODATION

This well presented Terraced Home offers internal accommodation comprising of a spacious Lounge leading through to a Hallway and Dining Kitchen, along with a separate Utility Room and access to the rear garden. Upstairs, there are Two Bedrooms and a Shower Room, with Bedroom One being a generous double room benefiting from a built-in storage cupboard.

### OUTSIDE

On street permit parking is available in the area. To the rear there is a raised garden leading to a decked seating area.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Raised Rear Garden with Decking
- Two Bedrooms Upstairs
- Upstairs Shower Room
- On Street Permit Parking
- Kitchen Diner & Utility Room
- Early Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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